

GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, 11<sup>TH</sup> EDITION, SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- ALL SECTIONS ARE TAKEN LOOKING UP STATION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF CURB AND GUTTER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION FOR THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

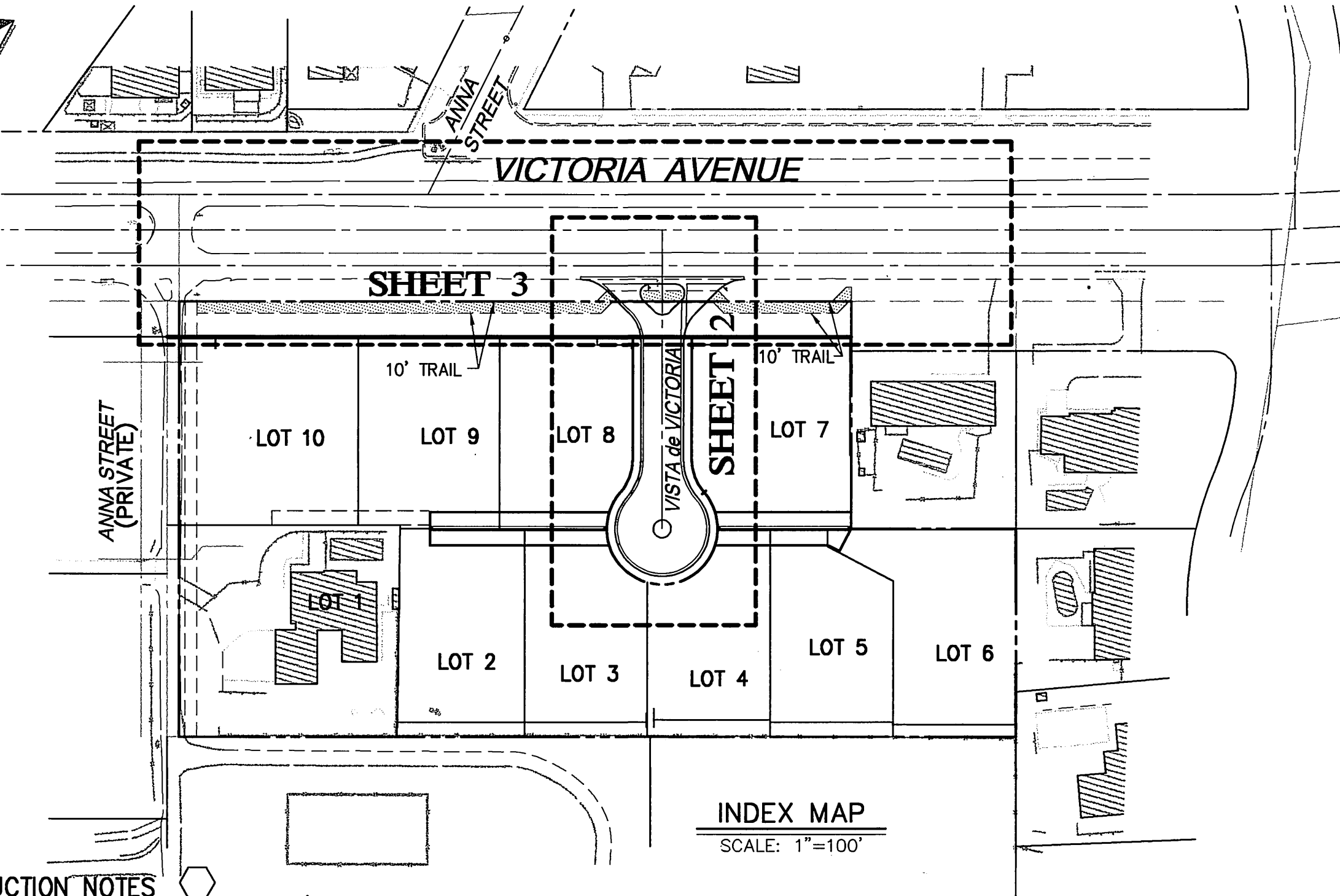
GENERAL NOTES FOR STREET TREE PLANTING AND RELOCATION.

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
  - WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126. NO SCHEDULE. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
    - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.
    - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
    - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
    - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
  - ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
  - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
  - STREET TREES PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	APPROX. SPACING	NO REQUIRED
VISTA de VICTORIA	WASHINGTONIA SPECIES (FAN PALM) AS DESIGNATED BY THE PARKS DEPARTMENT	SIZE, SPACING AND NUMBER REQUIRED TO BE DETERMINED BY THE PARKS DEPARTMENT		
  - A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT REQUIRED PRIOR TO COMMENCEMENT OF TREE WORK.
  - ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED.
- \*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

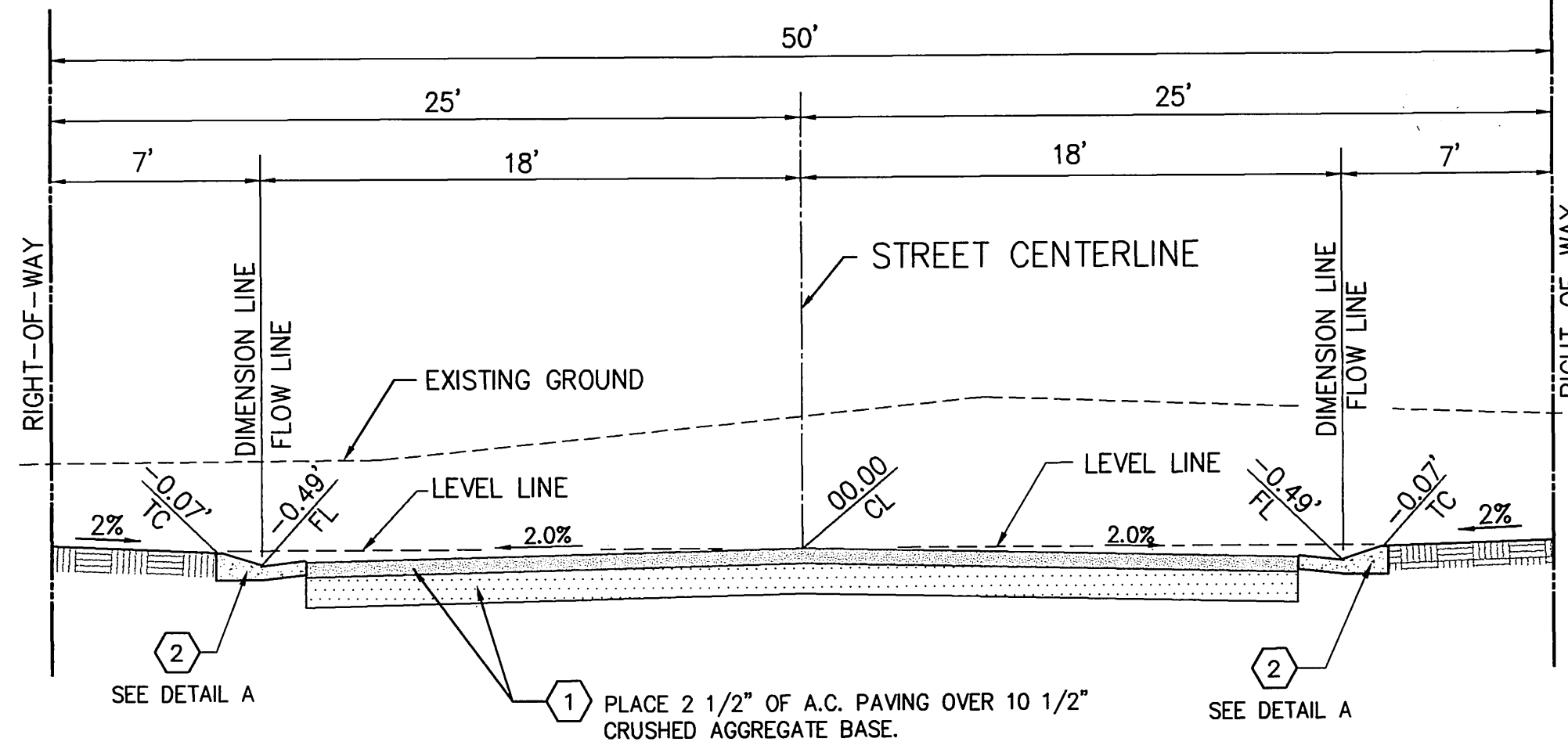
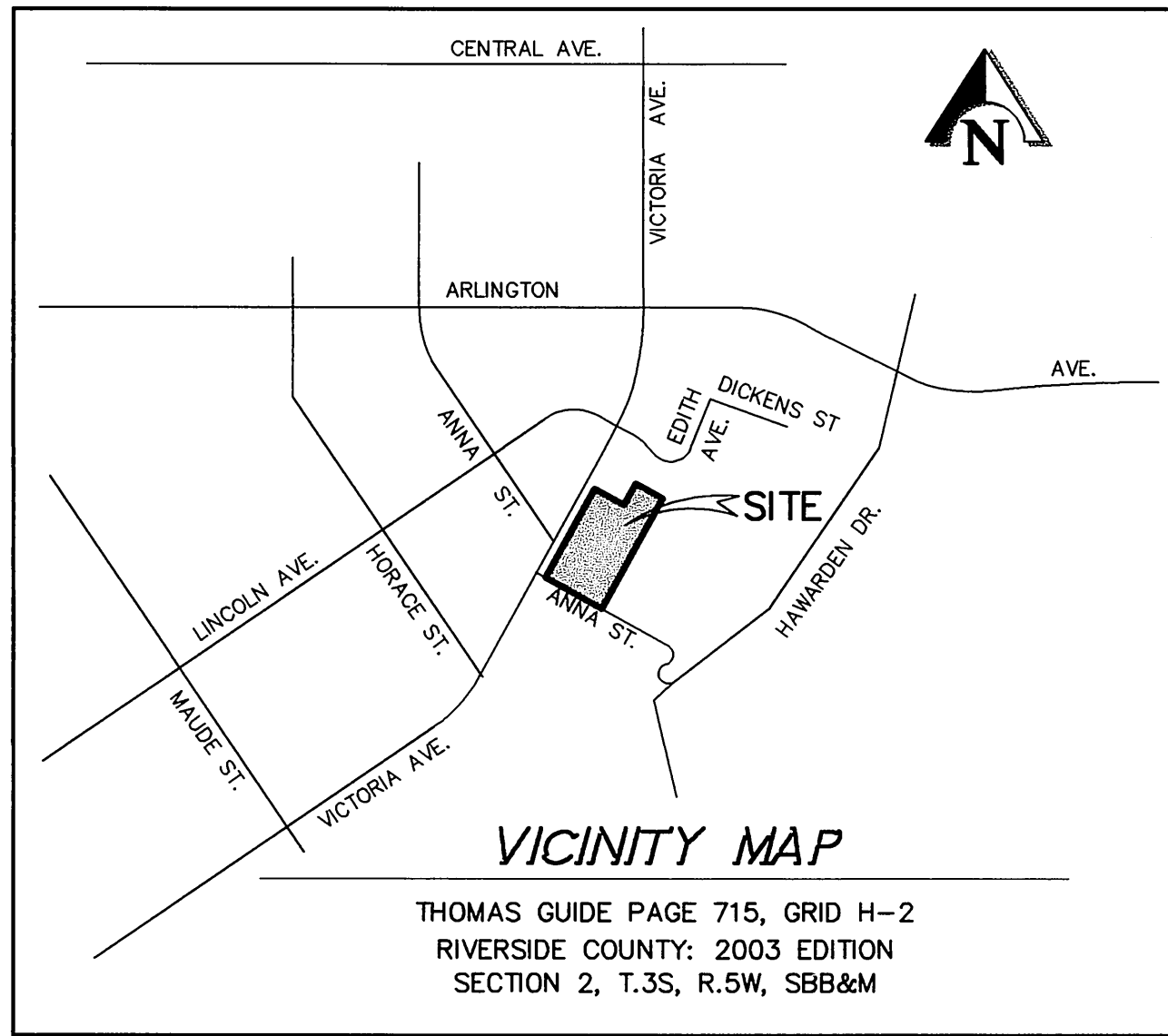
BASIS OF BEARING:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF VICTORIA AVENUE AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 27 OF RECORD OF SURVEYS, PAGE 54 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N28°59'00"E.



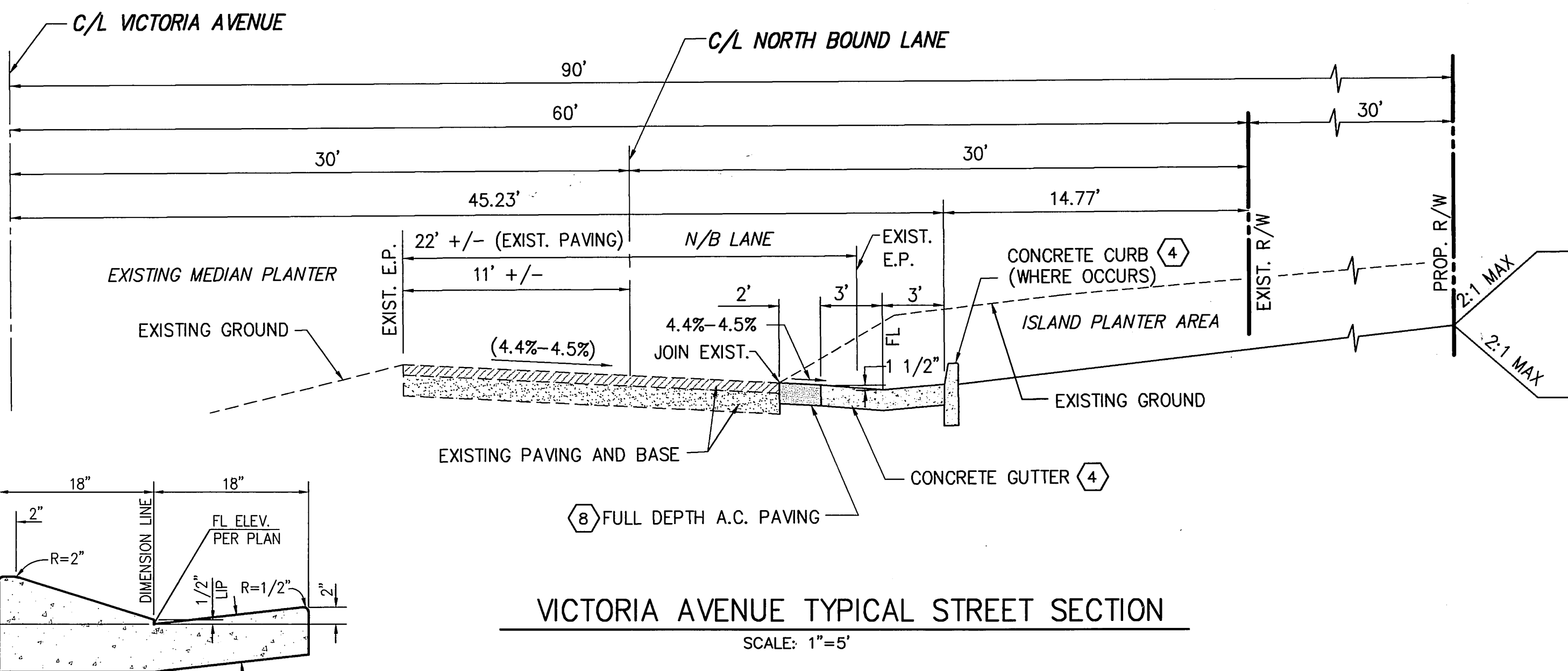
CONSTRUCTION NOTES

- PLACE 2 1/2" A.C. PAVING OVER 10 1/2" CRUSHED AGGREGATE BASE PER S.R. 3542, R=8.0 (SUPPLEMENTAL REPORT #5843, DATED 7-30-04 BY JOHN R. BYERLY, INC.)
- CONSTRUCT TYPE "C2" CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 200 (5"CF), MODIFIED PER DETAIL "A" ON SHEET NO. 1.
- CONSTRUCT TYPE II CURB AND GUTTER PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STD. DWG. NO. 200 (5"CF).
- CONSTRUCT CROSS GUTTER (W=6") PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DWG. NO. 220.
- CONSTRUCT CROSS GUTTER (W=4") PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DWG. NO. 220.
- CONSTRUCT CURB OUTLET PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DWG. NO. 410 (W=4").
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DWG. NO. 302 (A=28", B=35").
- PLACE 12" FULL DEPTH A.C. PAVING OVER COMPACTED NATIVE SOIL PER "STRUCTURAL SECTION DESIGN GRAPHS FOR ASPHALT PAVEMENT" CITY OF RIVERSIDE, MAY 1979 (T.I.=8.0, R=8.0)
- REMOVE EXISTING A.C. PAVING AND BERM. LIMITS SHOWN ON PLAN.
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DWG. NO. 302 (A=20", B=27").
- INSTALL STREET NAME SIGN PER CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD DWG. NO. 662A.
- INSTALL R1 "STOP" SIGN.



VISTA de VICTORIA TYPICAL STREET SECTION

T.I.=5.0  
SCALE: 1"=5'



DETAIL "A"-5" ROLL CURB & GUTTER  
MODIFIED CITY OF RIVERSIDE STD. DWG. NO. 200  
N.T.S.

LEGEND

- EXISTING STREET LIGHT
- EXISTING PALM TREE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER BOX
- EXISTING WATER VALVE
- EDGE OF PAVEMENT
- DIRECTION OF FLOW

PAVING LEGEND

- A.C. PAVEMENT & OVERLAY
- A.C. REMOVAL
- TC TOP OF CURB
- FL FLOWLINE
- (825.2TC) EXISTING TC ELEV.
- (825.2FL) EXISTING FL ELEV.

TRAFFIC AND STREET NAME SIGN SCHEDULE

		BLOCK NO.
11	VICTORIA AVENUE	5900
	VISTA de VICTORIA	6500
12	R-1 STOP SIGN	N/A

AS BUILT

Teresito N. Tabido  
RCE 38826, EXP: 3-31-05  
DATE: 2-22-05

WATER DEPARTMENT NOTE:

CITY WATER DIVISION TO BE GIVEN FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND BE ALLOWED TEN (10) WORKING DAYS FOR COMPLETION OF ANY WORK.  
(909) 351-6368

SOUTHERN CALIFORNIA GAS COMPANY  
APPROVED BY: [Signature]  
DATE: 5/1/03

PACIFIC BELL PHONE COMPANY  
APPROVED BY: [Signature]  
DATE: 5/1/03

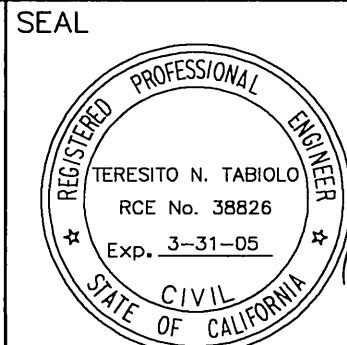
CITY OF RIVERSIDE - PUBLIC UTILITIES, WATER  
APPROVED BY: [Signature]  
DATE: 5/1/03

CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD & UNDERGROUND  
APPROVED BY: [Signature]  
DATE: 5/1/03

Underground Service Alert  
Call: TOLL FREE  
1 - 800  
227 - 2600  
TWO WORKING DAYS BEFORE YOU DIG

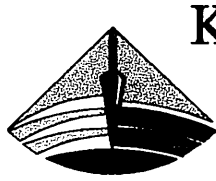
PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE SUPERVISION OF:

TERESITO N. TABIDO  
REGISTERED CIVIL ENGINEER NO. 38826  
EXPIRATION DATE: 3-31-05 DATE: 5-1-03



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners  
P.O. Box 5705 Riverside, CA 92517-5705  
4544 Latham St., Suite 200, Riverside, CA 92501  
Phone: 909/941-8940 Fax: 909/941-8945  
e-mail: kctinfo@kctconsultants.com  
CITY BUSINESS TAX CERTIFICATE NO. 089540 EXP. 4-7-04  
BENCHMARK: POINT ID: G7-E2 ELEV.=969.928  
P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY WING OF A CATCH BASIN ON THE SOUTHERLY CURB OF ARLINGTON AVENUE, 55' EASTERLY OF THE CENTERLINE OF VICTORIA AVENUE.

DESIGNED BY: T.N.T. DRAWN BY: D.H. CHECKED BY: T.N.T.

CITY OF RIVERSIDE  
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]  
DATE: 5/1/03  
PRINCIPAL ENGINEER  
TRAFFIC DIVISION  
PARK DEPARTMENT  
STREET SERVICES

STREET IMPROVEMENT PLAN

STREET PLAN AND PROFILE  
TRACT NO. 30627

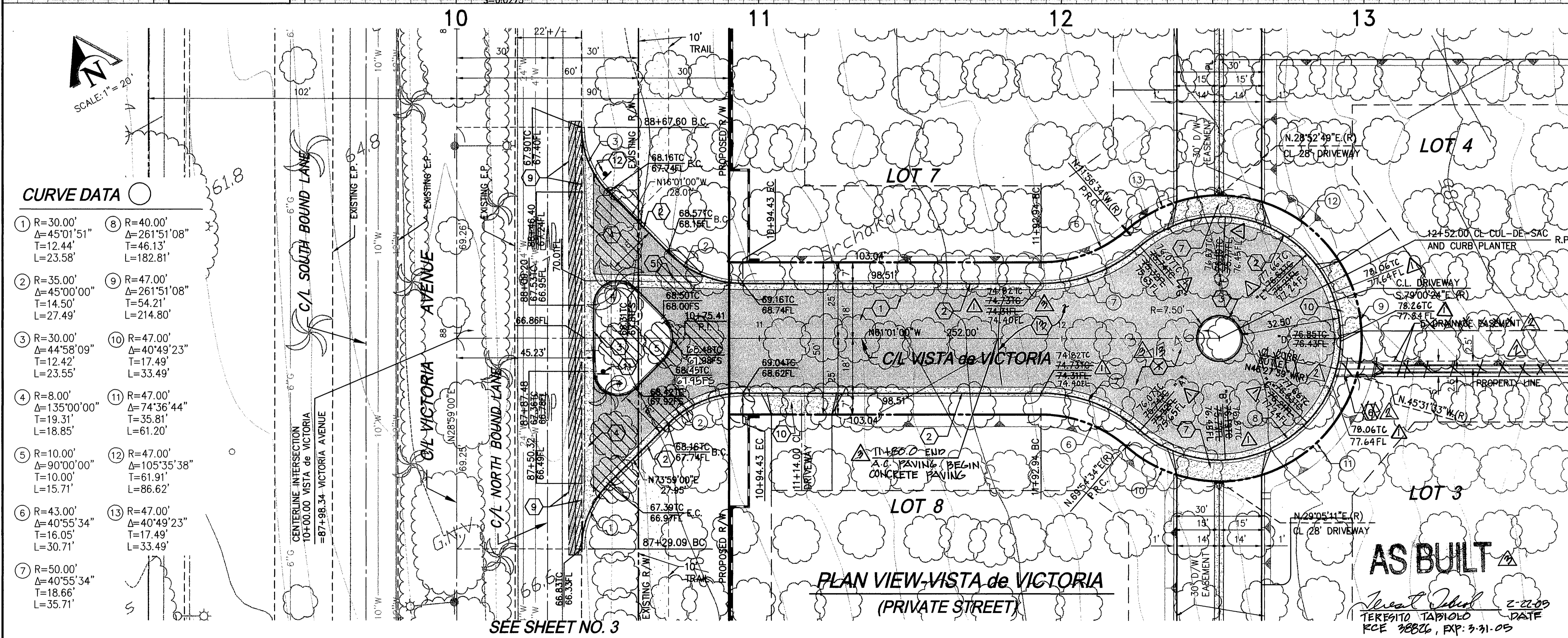
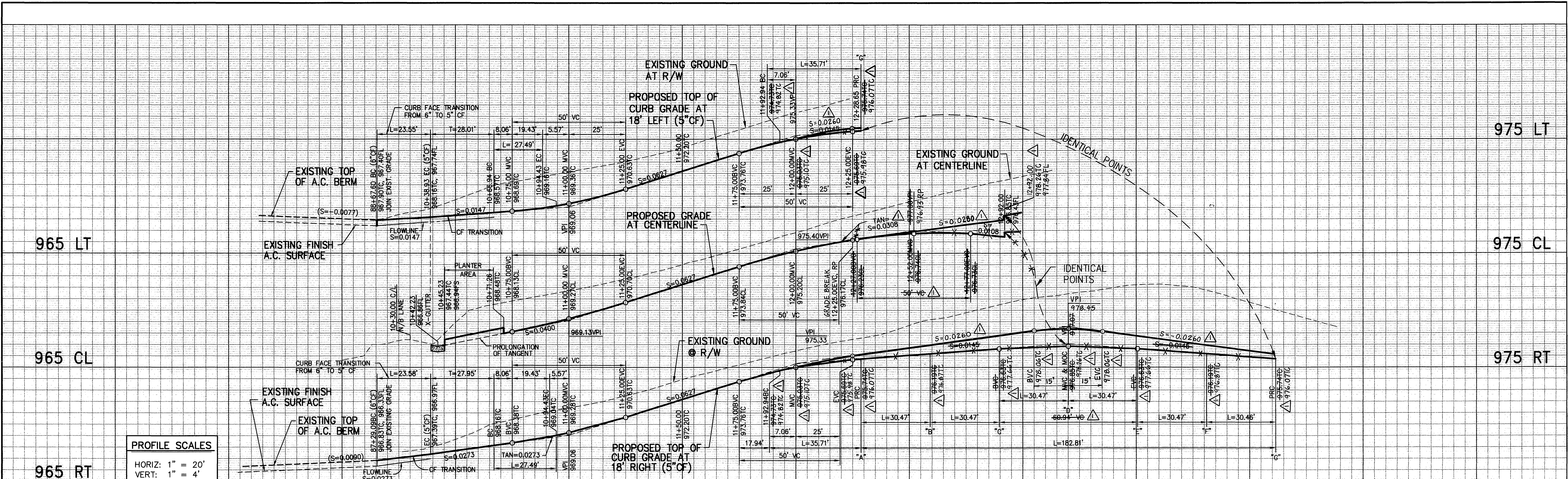
TITLE SHEET

HORIZ. SCALE: AS NOTED VERT. SCALE: N/A FILE NO.: 1250-01

ACCOUNT NO. R-3716

SHEET 1 OF 3

INDEXED 11-05-03



**CONSTRUCTION NOTES**

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- INSTALL R1 "STOP" SIGN.

**TREE REMOVAL LEGEND**

EXISTING ORANGE TREE ALONG VICTORIA AVENUE TO BE REMOVED.

**AS BUILT**

TEKESITO TABILOLO  
RCE 38826, EXP. 3-31-05

SOUTHERN CALIFORNIA GAS COMPANY		PACIFIC BELL PHONE COMPANY	
APPROVED BY: [Signature]	DATE: 5/7/03	APPROVED BY: [Signature]	DATE: 5/2/03
CITY OF RIVERSIDE - PUBLIC UTILITIES, WATER		CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT - ELECTRIC OVERHEAD & UNDERGROUND	
APPROVED BY: [Signature]	DATE: 5/4/03	APPROVED BY: [Signature]	DATE: 5/7/03

<p>Underground Service Alert</p> <p>Call: TOLL FREE 1-800-227-2600</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p><b>PRIVATE ENGINEERING NOTE</b></p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>SEAL</p> <p>REGISTERED CIVIL ENGINEER</p> <p>TERESITO N. TABILOLO</p> <p>RCE No. 38826</p> <p>EXP. 3-31-05</p>	<p>PREPARED UNDER THE SUPERVISION OF:</p> <p>[Signature]</p> <p>TERESITO N. TABILOLO</p> <p>REGISTERED CIVIL ENGINEER NO. 38826</p> <p>EXPIRATION DATE: 3-31-05 DATE: 5-1-03</p>	<p><b>KCT CONSULTANTS, INC.</b></p> <p>Civil Engineers - Surveyors - Planners</p> <p>P.O. Box 5705 Riverside, CA 92517-0705</p> <p>4341 Latham St., Suite 200, Riverside, CA 92501</p> <p>Phone: 951-514-8940 Fax: 951-514-8945</p> <p>e-mail: kctinc@kctconsultants.com</p> <p>CITY BUSINESS TAX CERTIFICATE NO. 069540 EXP. 4-7-04</p> <p>BENCHMARK: POINT ID: G7-E2 ELEV. = 969.928</p> <p>P.K. NAIL AND CITY ENGINEER TAG IN THE EASTERLY WING OF A CATCH BASIN ON THE SOUTHERLY CURB OF ARLINGTON AVENUE, 55' EASTERLY OF THE CENTERLINE OF VICTORIA AVENUE.</p>	<p><b>CITY OF RIVERSIDE</b></p> <p>PUBLIC WORKS DEPARTMENT</p> <p>APPROVED BY: [Signature] DATE: 5/7/03</p> <p>PRINCIPAL ENGINEER</p> <p>TRAFFIC DIVISION</p> <p>PARK DEPARTMENT</p> <p>STREET SERVICES</p> <p>DESIGNED BY: T.N.T. DRAWN BY: D.H. CHECKED BY: T.N.T.</p>	<p><b>STREET IMPROVEMENT PLAN</b></p> <p>STREET PLAN AND PROFILE</p> <p>TRACT NO. 30627</p> <p>VISTA de VICTORIA (PRIVATE)</p> <p>STA. 10+00.00 TO STA. 12+52.00</p> <p>HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'</p> <p>ACCOUNT NO. R-3716</p> <p>SHEET 2 OF 3</p> <p>FILE NO. 1250-01</p>
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